



August 19, 2022

Kari Parsons

El Paso County Development Services Department

Re: Cottages at Mesa Ridge- Preliminary Plan

Dear Kari Parsons,

We are in receipt of your review comments dated October 26, 2021. Below is a point-by-point response to these comments prepared in coordination with the (Developer) and Design Team.

### **EPC Stormwater Review 1**

---

1. EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:
  - a. CD (to be uploaded by PM with PCD comments)
  - b. Drainage Report (to be uploaded by PM with PCD comments)
  - c. GEC Checklist

**Response: Noted.**

2. Please provide the following documents on resubmittal:
  - a. ESQCP

**Response: Addressed, ESQCP provided with this submittal.**

### **PCD Project Manager**

---

1. Please provide staff with the executed copy of the easement for permanent ingress egress for the private road over the FMIC ditch. Include the maintenance entity of the road (snow removal and general road maintenance) within easement.

**Response: Draft copy of agreement provided with this submittal.**

### **PCD Engineering Division (Daniel Torres, [danieltorres@elpasoco.com](mailto:danieltorres@elpasoco.com))**

---

1. Review 1 comments on the following documents will be uploaded:
  - a. Final Drainage Report
  - b. FAE
  - c. Construction Documents (includes GEC)
  - d. Final Plat
  - e. Soils and Geology

**Response: Noted, comments addresses with responses provided on markups**



**Pikes Peak Regional Building Department (Becky Allen, 719-799-2707, beckya@pprbd.org)**

---

1. Sheet USP 13 in the Construction Plans "Typical Service Detail" show incorrect unit numbering for types 1, 4, and 5. Please correct them to show 101&102 and for the two story 101&201.  
**Response: Addressed.**
2. Only the range of addresses for each street is needed on the Final Plat. Please update  
**Response: Noted, since addresses have been established they have been added to the Plat.**
3. Enumerations will review the mylar prior to plat for address placement, street names, and title block.  
**Response: Noted.**
4. A \$10.00 per lot and tract platting fee will be due at the time of the review of the mylar, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. Paid directly to the Enumerations Department. An additional over the phone transaction fee of \$3.50 will apply for any credit card payment.  
**Response: Noted.**
5. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. BeckyA@pprbd.org (Please email the Enumerations staff that reviewed your project).  
**Response: Noted.**
6. \*New standard comment\*: Mylar reviews can be reviewed via "pdf". The mylar will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations receiving payment. If you would like an in-person review, please make an appointment on our website.  
**Response: Noted.**

---

Sincerely,

**HR GREEN, INC**

A handwritten signature in cursive script that reads "Kenneth M. Huhn".

**Kenneth M. Huhn, P.E.**  
Senior Project Manager

CC: Dave Morrison, Goodwin Knight